

SANDY LAKE

Area Structure Plan

Prepared by: Edmonton Regional
Planning Commission
January, 1981

MUNICIPAL DISTRICT OF STURGEON #90, MORINVILLE, ALBERTA

SANDY LAKE AREA STRUCTURE PLAN

Being a By-law to adopt the Sandy Lake Area Structure Plan insofar as it applies to the Municipal District of Sturgeon No. 90.

WHEREAS, the Lieutenant Governor in Council has enacted the Regulated Lake Shoreland Development Operation Regulations (Order-in-Council 850/77) affecting the Sandy Lake area, including certain lands within the Municipal District of Sturgeon No. 90.

AND WHEREAS, the Regulated Lake Shoreland Development Operation Regulations stipulate the preparation of a Lake Management Plan for Sandy Lake,

AND WHEREAS, the Council of the Municipal District of Sturgeon No. 90 has appointed the Edmonton Regional Planning Commission to prepare a management plan for Sandy Lake in the form of an Area Structure Plan,

AND WHEREAS, Section 62 of the Planning Act, 1977, and amendments thereto, authorizes the Council of the Municipal District of Sturgeon No. 90 to pass a By-law to adopt an Area Structure Plan,

NOW THEREFORE BE IT ENACTED AND IT IS HEREBY ENACTED as a By-law of the Municipal District of Sturgeon No. 90 as follows:

1. THAT the Sandy Lake Area Structure Plan being the text containing Sections II, III, IV, V, and VI inclusive and Maps 2, 3, 4, 5, 6, 7, 8, 9, and 10 inclusive attached hereto, insofar as it applies to the Municipal District of Sturgeon No. 90 is hereby adopted,
2. THAT the Sandy Lake Area Structure Plan insofar as it applies to the Municipal District of Sturgeon No. 90 may be amended by By-law from time to time in accordance with the Planning Act, 1977, and amendments thereto, by the Municipal District of Sturgeon No. 90,
3. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

Moved by Councillor C. Crozier, that By-law #386/81 be given first reading this 29th day of January, 1981.

MOTION CARRIED

Moved by Councillor Remillard, that By-law #386/81 be given second reading this 30th day of April, 1981.

MOTION CARRIED

Moved by _____ that By-law #386/81 be submitted for third and final reading this _____ day of _____, 1981.

MOTION CARRIED
UNANIMOUSLY

Moved by Councillor Jerram, that By-law #386/81 be given third and final reading this 30th day of April, 1981.

MOTION CARRIED

REEVE

SECRETARY-TREASURER

BY - LAW NO. 4 - 81

Being a By-law of the County of Lac Ste. Anne No. 28 to adopt the SANDY LAKE AREA STRUCTURE PLAN insofar as it applies to the COUNTY OF LAC STE. ANNE NO. 28.

WHEREAS, the Lieutenant Governor in Council has enacted the Regulated Lake Shoreland Development Operation Regulations (Order-in-Council 850/77) affecting the Sandy Lake area, including certain lands within the County of Lac Ste. Anne No. 28,

AND WHEREAS, the Regulated Lake Shoreland Development Operation Regulations stipulate the preparation of a Lake Management Plan for Sandy Lake,

AND WHEREAS, the Council of the County of Lac Ste. Anne No. 28 has appointed the Edmonton Regional Planning Commission to prepare a management plan for Sandy Lake in the form of an Area Structure Plan,

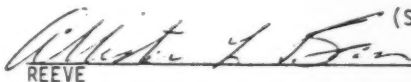
AND WHEREAS, Section 62 of The Planning Act, 1977, and amendments thereto, authorizes the Council of the County of Lac Ste. Anne No. 28 to pass a By-law to adopt an Area Structure Plan,

NOW THEREFORE BE IT ENACTED AND IT IS HEREBY ENACTED as a By-law of the County of Lac Ste. Anne No. 28 as follows:

1. THAT the SANDY LAKE AREA STRUCTURE PLAN being the text containing Sections II, III, IV, V, and VI inclusive and Maps 2, 3, 4, 5, 6, 7, 8, 9, and 10 inclusive attached hereto, insofar as it applies to the County of Lac Ste. Anne No. 28 is hereby adopted,
2. THAT the SANDY LAKE AREA STRUCTURE PLAN insofar as it applies to the County of Lac Ste. Anne No. 28 may be amended by By-law from time to time in accordance with The Planning Act, 1977, and amendments thereto, by the County of Lac Ste. Anne No. 28,
3. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

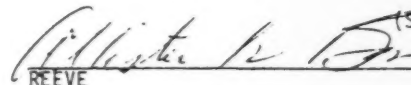
READ A FIRST TIME this 26th day of February, 1981.

COMMISSIONER

 (SEAL)
REEVE

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 30th day of April, A.D. 1981.

COMMISSIONER

 (SEAL)
REEVE

BY-LAW NO. 107
of
SUMMER VILLAGE OF SANDY BEACH

Being a By-Law to adopt the SANDY LAKE AREA STRUCTURE PLAN insofar as it applies to the SUMMER VILLAGE OF SANDY BEACH.

WHEREAS, the Lieutenant Governor in Council has enacted the Regulated Lake Shoreland Development Operation Regulations (Order-in-Council 850/77) affecting the Sandy Lake area, including certain lands within the Summer Village of Sandy Beach,

AND WHEREAS, the Regulated Lake Shoreland Development Operation Regulations stipulate the preparation of a Lake Management Plan for Sandy Lake,

AND WHEREAS, the Council of the Summer Village of Sandy Beach has appointed the Edmonton Regional Planning Commission to prepare a management plan for Sandy Lake in the form of an Area Structure Plan,

AND WHEREAS, Section 62 of the Planning Act, 1977, and amendments thereto, authorizes the Council of the Summer Village of Sandy Beach to pass a By-Law to adopt an Area Structure Plan,

NOW THEREFORE BE IT ENACTED AND IT IS HEREBY ENACTED as a By-Law of the Summer Village of Sandy Beach as follows:

1. THAT the SANDY LAKE AREA STRUCTURE PLAN being the text containing Sections II, III, IV, V, and VI inclusive and Maps 2, 3, 4, 5, 6, 7, 8, 9, and 10 inclusive attached hereto, insofar as it applies to the Summer Village of Sandy Beach is hereby adopted,
2. THAT the SANDY LAKE AREA STRUCTURE PLAN insofar as it applies to the Summer Village of Sandy Beach may be amended by By-Law from time to time in accordance with the Planning Act, 1977, and amendments thereto, by the Summer Village of Sandy Beach,
3. THAT this By-Law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST TIME this 4 day of Feb., 1981.

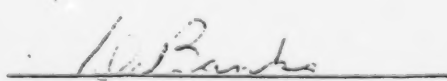
READ A SECOND TIME this 6 day of May, 1981.

READ A THIRD TIME AND FINALLY PASSED this 10 day of May, 1981.





Mayor



Municipal Administrator

SANDY LAKE AREA STRUCTURE PLAN

Preface

The Sandy Lake Area Structure Plan has been prepared at the direction of the County of Lac Ste. Anne, the Municipal District of Sturgeon and the Summer Village of Sandy Beach. It is based upon the results of joint council reviews and public input to the planning process.

The Area Structure Plan is composed of goals and objectives, lake and land use policies, land classification and allocation, and implementation and administration sections. A By-law officially adopting these sections of the plan has been given the required three readings by each of the three municipalities. A public hearing has also been held. The Area Structure Plan is now officially adopted, and will be used for the purpose of providing a framework for subsequent subdivision and development of the land surrounding Sandy Lake. This plan also addresses future lake use activities and makes recommendations for lake and land use changes that are under the purview of other Federal and Provincial Acts.

TABLE OF CONTENTS

	<u>Page</u>
PREFACE	i
I INTRODUCTION	1
A. History	1
B. Background	1
II GOALS AND OBJECTIVES	3
III LAKE AND LAND USE POLICIES	4
A. Boating Restriction Recommendations and Regulations ...	4
B. Recommended Extension of Bow and Arrow Only Hunting Area	4
C. Municipal Parks	5
D. Recreational and Residential Development Potential Areas	5
E. Recreational and Residential Development Density	6
F. Recreational and Residential Development Phasing	7
G. Recreational and Residential Development Design	7
H. Sewage Disposal and Sanitary Landfill	8
IV LAND USE CLASSIFICATION	9
1. Agriculture - A	9
2. Recreation/Residential - RR	10
3. Resort - R	11
V LAND USE ALLOCATION	11
VI IMPLEMENTATION AND ADMINISTRATION	12
A. Authority of the Plan	12
B. Land Use By-law	12
C. Regulated Lake Shoreland Development Operation Regulations	13
D. Relationship to Other Statutory Plans	13
E. Plan Review and Amendments	13
ACKNOWLEDGEMENTS	14

LIST OF MAPS

	<u>After Page</u>
MAP 1 Regional Setting	2
MAP 2 Existing Land Use and Recommended Hunting and Boating Restrictions	4
MAPS 3-8 Interpreted Soil and Groundwater Information	5
MAP 9 Existing Land Use and Shoreland Development Capability	5
MAP 10 Land Use Allocation, Sandy Lake Area Structure Plan ..	11

I. Introduction

A. History

Sandy Lake is situated in the Province of Alberta approximately 48 kilometres northwest of the City of Edmonton. It is located on the boundary of the Municipal District of Sturgeon and the County of Lac Ste. Anne. A third local municipality, the Summer Village of Sandy Beach, incorporates the resort cottage subdivisions located along the shores of the northern bay (see maps 1 & 2).

The lake is shallow (maximum depth 4.5 metres) and has a water surface area of 11.32 square kilometres. Since 1923, the lake has experienced subdivision development, primarily for resort cottages. Presently, there are a total of 582 resort cottage lots at Sandy Lake with an additional 38 country residential lots in the planning area.

Applications for more subdivision development; increased residential use of the area by the conversion of cottages to permanent homes and winterizing cottages; and, intensified recreational use of the lake and its limited access points by the general public, has led to a Provincial Government Regulation of Sandy Lake.

Since August of 1977, development on the shores of Sandy Lake has been restricted by the Minister of the Environment, to allow for the preparation of a lake management plan.

B. Background

The preparation of a Lake Management Plan for Sandy Lake can be summarized in relation to the following major events.

1. Shoreland Regulated by the Provincial Government

In August of 1977, the Provincial Legislature passed Order in Council No. 850/77. The Order in Council established the Regulated Lake Shoreland Development Operation Regulations pursuant to the Land Surface Conservation and Reclamation Act. Through this Act, the Alberta Government designated the lake shorelands around fifteen Alberta Lakes as regulated, pending the completion of a Lake Management Plan and adoption of a Land Use By-law for each regulated lake. Six of the fifteen regulated lakes are located within the Edmonton Regional Planning Commission area. One of these lakes is Sandy Lake. The regulated boundary of Sandy Lake is shown on Map 2.

2. Initial Report Prepared

After the publication of Alberta Planning Board guidelines describing the contents of Lake Management Plans (June 1978) and the Board's approval of a budget to undertake the preparation of lake management plans (January 1979), the Edmonton Regional Planning Commission officially began the Lake Management Plan Project. The initial report prepared for Sandy Lake entitled: Sandy Lake: Background Information and Management Philosophy, contained biophysical, lake and land use information, the planning significance of this information; and, three possible management philosophies designed to guide the preparation of the more detailed plan alternatives.

3. Initial Report Presented to Municipal Councils and Public

In June of 1979, the initial report was reviewed at a joint council meeting by the affected municipal councils (the Municipal District of Sturgeon, the County of Lac Ste. Anne and the Summer Village of Sandy Beach). The management philosophies discussed at that time ranged from "no development" to "maximum development". After discussing the background information and the philosophical range presented, the municipal councils selected the Integrated Use Philosophy. This philosophy would permit some future development without sacrificing existing valuable resources or infringing upon existing uses.

In July of 1979, the initial report was mailed to all landowners and presented to the public at two information exchange meetings. Discussions centered upon the concerns, issues and problems associated with the lake as well as the assets, virtues and positive aspects of the lake and its shoreland. A list of recommendations for future planning which were developed at these meetings, provided the planning team and municipal councillors with guidance and direction regarding the preparation of the plan alternatives.

4. Plan Alternatives Report Prepared and Presented to Public

A report entitled: Sandy Lake: Management Plan Alternatives, was mailed to all landowners in the spring of 1980. This report, based upon more data collection and detailed analysis, as well as earlier public and municipal council guidance and direction, contained three alternative plans for the future of Sandy Lake. Two public meetings were held in April 1980 and the components of the three management plan alternatives were discussed in detail. The discussions and subsequent briefs, provided the planning team and the municipal councils with valuable comments and suggestions regarding the contents of a final lake management plan for Sandy Lake.

5. Plan Alternatives Report Presented to Municipal Councils

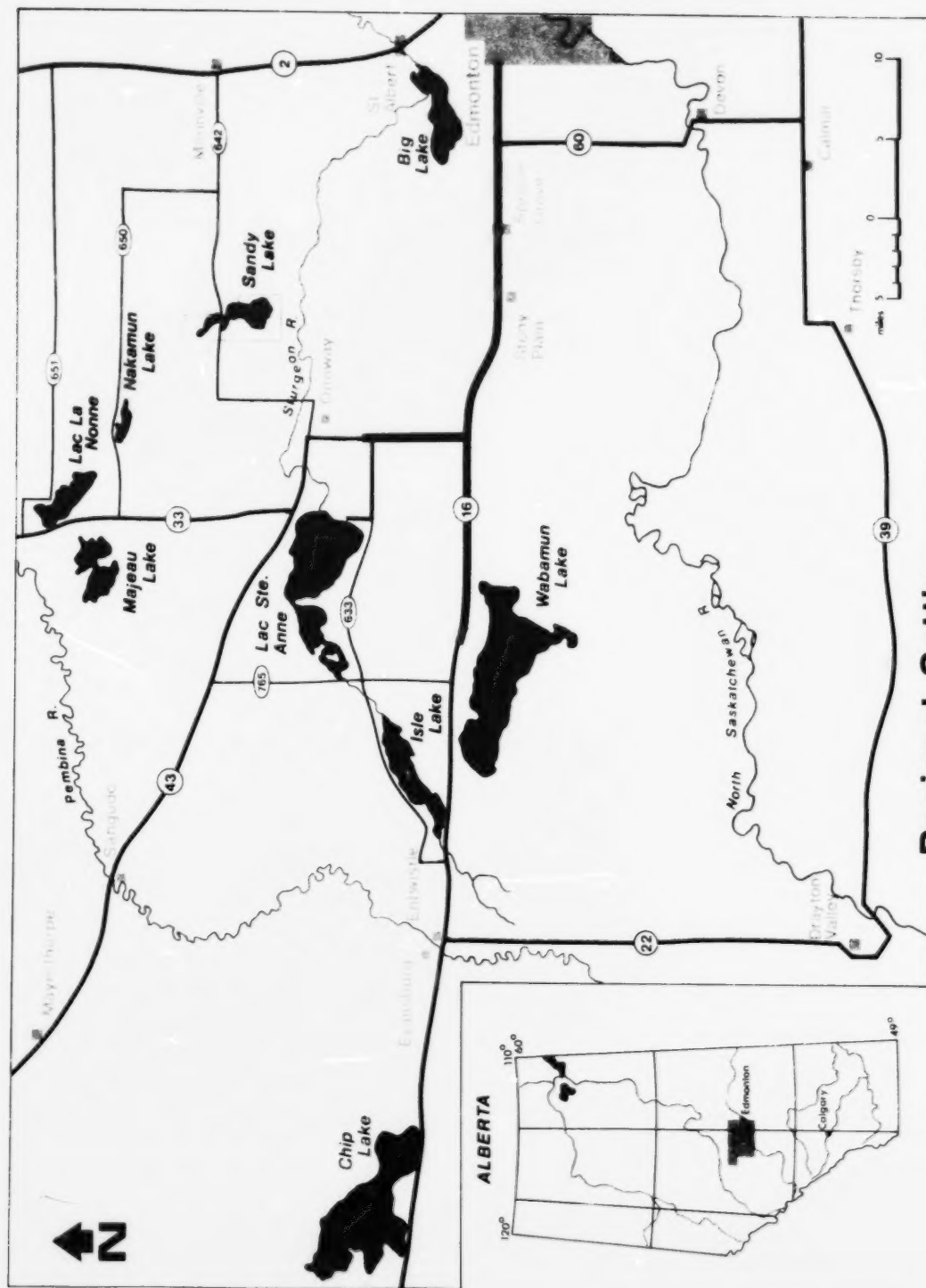
In May of 1980, a joint review of the plan alternatives by the three municipal councils was held. After detailed discussion regarding issues and concerns raised at the public meetings and in subsequent public briefs, the Municipal Councils gave the planners direction on a preferred development option, and elements of policies and regulations to be included as part of the Sandy Lake Management Plan. Additional meetings with individual Municipal Councils in July and August of 1980, a joint Municipal Council meeting of two municipal councils in July of 1980, and a joint Municipal Council meeting of the three Municipal Councils in December 1980, resulted in the endorsement of the Sandy Lake Area Structure Plan.

6. Sandy Lake Area Structure Plan Adopted

This plan will be officially adopted by by-law after a public hearing has been held and three readings have been given by each of the three Municipal Councils. This procedure is outlined in the Planning Act, 1977.

SANDY LAKE

Area Structure Plan



Regional Setting

II. Goals and Objectives

The goals and objectives guiding the preparation of the Sandy Lake Area Structure Plan are listed as follows:

- TO develop a lake management plan consistent with the Alberta Planning Board Guidelines for Use in Preparing Lake Shoreland Management Plans
- TO ensure that future development will not sacrifice existing valuable resources
- TO minimize the impact of additional development on existing residents
- TO ensure that new developments in the Planning Area do not adversely affect lake water quality
- TO allow for a possible mix of public and private recreational development based upon land capability, lake use capacity, and lake water quality
- TO improve recreational areas that are used by the general public
- TO direct recreational and residential proposals to those areas with the best development capabilities, and avoid areas with very severe development constraints
- TO minimize the costs of utility and municipal services when additional areas are considered for future development
- TO conserve valuable farmland for agricultural production
- TO conserve critical wildlife habitat
- TO ensure public safety by designating swimming areas and recommending boating speed restrictions

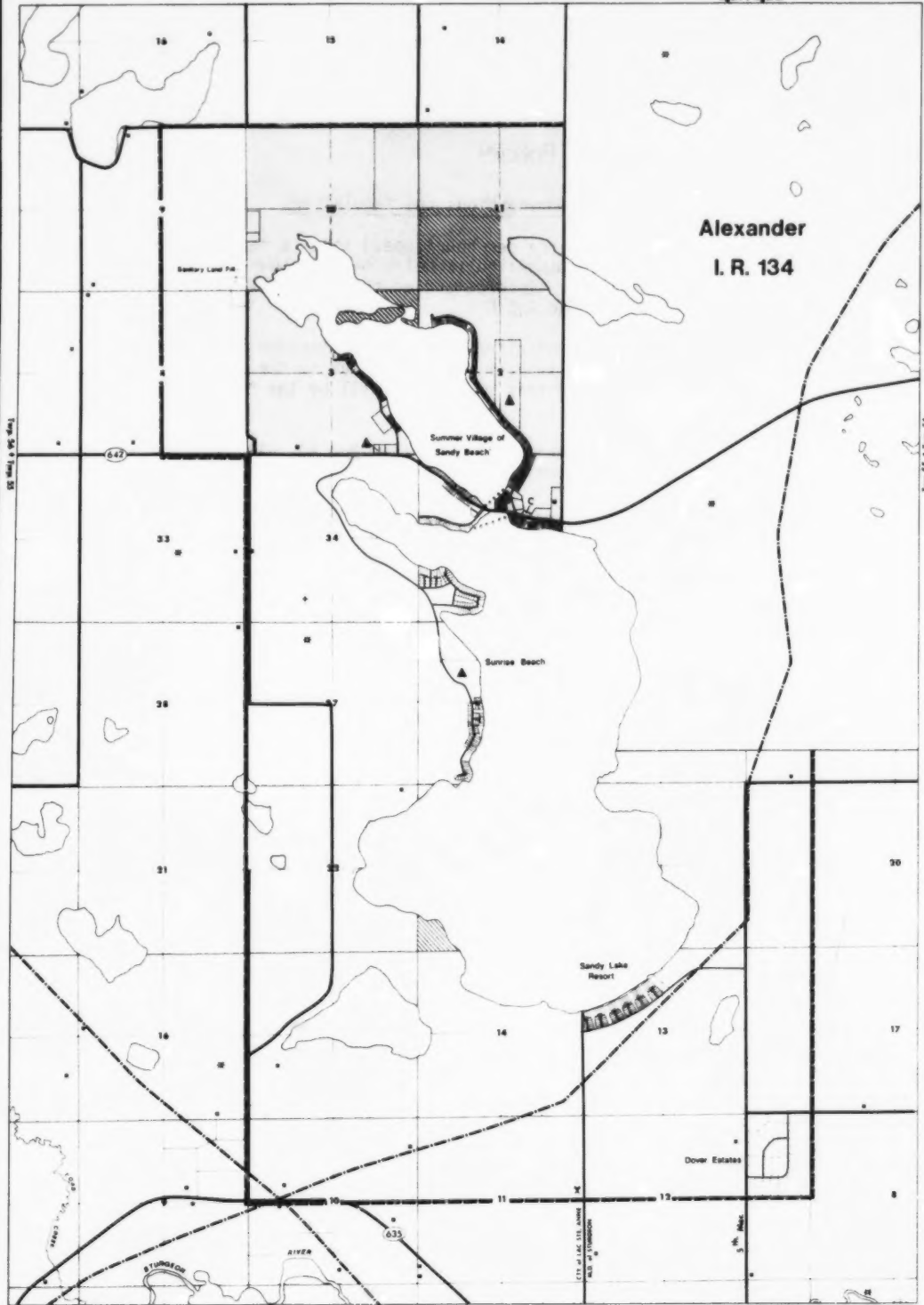
III. Lake and Land Use Policies

A. Boating Restriction Recommendations and Regulations

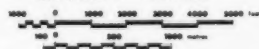
1. One 12 km/hr (kilometre per hour) speed zone is recommended (see Map 2). This recommendation is being made pursuant to the Canada Shipping Act. Enforcement of this regulation will be the responsibility of the R.C.M.P.
2. One "All Boating Prohibited" zone is recommended (see Map 2). This recommendation is being made pursuant to the Canada Shipping Act. Enforcement of this regulation will be the responsibility of the R.C.M.P.
3. The "All Boating Prohibited" zone (see Map 2), will also be designated as a "swimming only" area. Buoys held together by a rope or individually anchored, will be installed to outline the portion of the lake to be used for "swimming only". Signs along the shoreline will also be installed, informing lake users that boating is prohibited in the swimming area, that it is a swimming area only and that swimmers will use the area at their own risk, as a lifeguard is not on duty. Designation of this area is being recommended through agreement with all of the affected Municipalities. With the agreement of all Municipalities, additional boating restrictions and swimming areas may be recommended in the future. It is anticipated that enforcement of these and future recommendations will not be necessary, as the physical restriction of the buoys in combination with the descriptive signs should be self-explanatory.
4. Dangerous boating on any portion of the lake should be reported to the Morinville detachment of the R.C.M.P. Complainants are requested to secure witnesses and make written record of the incident, boat registration number, approximate horsepower and other relevant details. Complainants should be prepared to appear in court. This recommendation is being made pursuant to the Criminal Code of Canada. Enforcement is the responsibility of the R.C.M.P.

B. Recommended Extension of Bow and Arrow Only Hunting Zone (pursuant to the Wildlife Act, P248, BG16)

5. All areas shown on Map 2 located south of Secondary Road 642, have been declared a Bow and Arrow Only Hunting Zone by the Provincial Government. The County of Lac Ste. Anne and the Summer Village of Sandy Beach, with the support of the Municipal District of Sturgeon, request the Provincial Government Authorities responsible for the Wildlife Act, to extend the Bow and Arrow Only Hunting Zone, to include all of the north shore of Sandy Lake (see Map 2).



SANDY LAKE

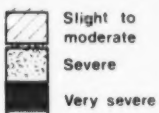


LEGEND

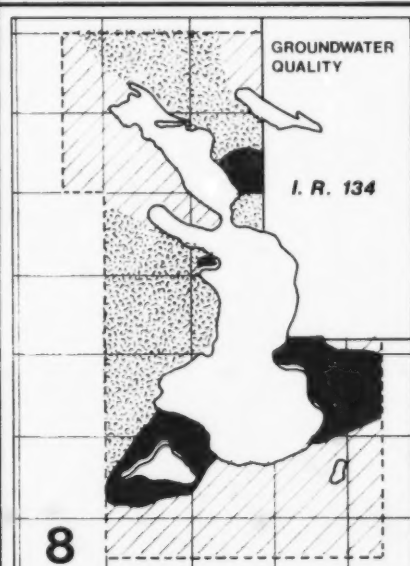
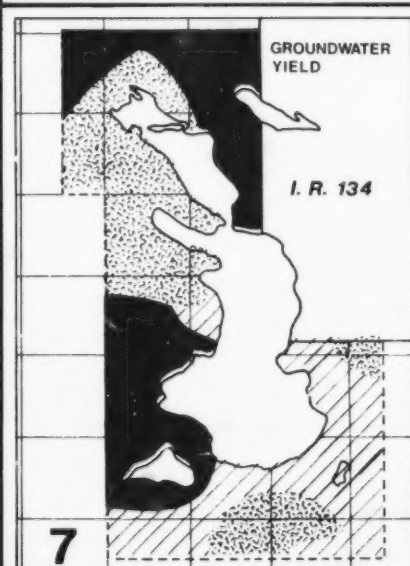
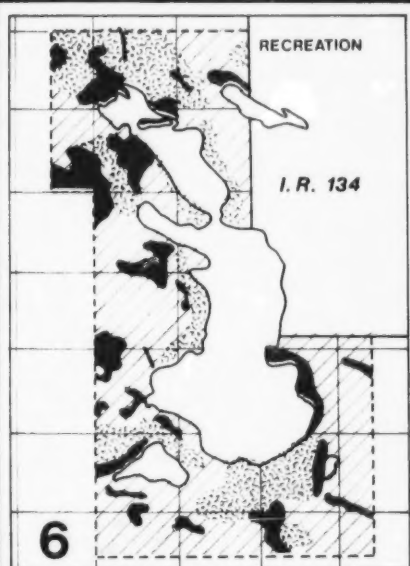
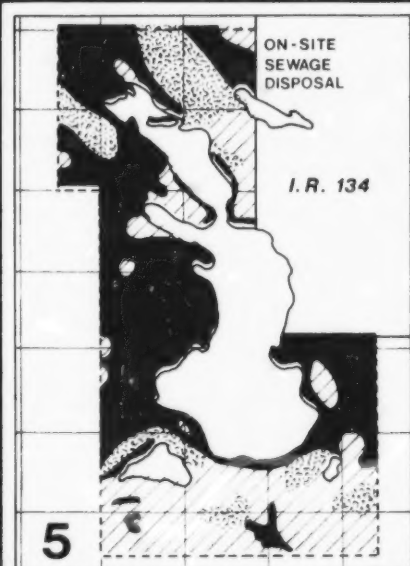
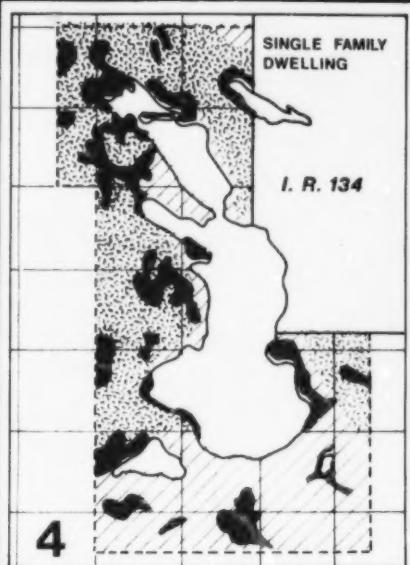
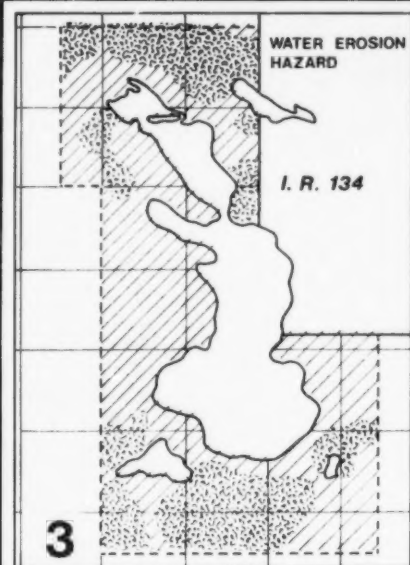
- Extension of Bow and Arrow only, hunting zone
- Boating speed restriction zone 8 mph / 12 kph
- All boating prohibited zone

- Commercial
- Pipeline
- Farmland
- Crown Land
- Institutional
- Gas Well (abandoned)
- (suspended)
- Resource Extraction
- Regulated Area Boundary
- County Boundary
- Secondary Road

**LIMITATION
CATEGORIES**



— Information on these maps has been generalized.



C. Municipal Parks

6. Following the establishment of an alternative public overnight campsite within the planning area, the existing overnight campsite within the Summer Village of Sandy Beach shall be redesigned and designated for "day use only". The Summer Village of Sandy Beach shall officially request the assistance of Alberta Transportation to redesign the park for day use only. It is anticipated that the present co-operative arrangement between the Summer Village and Alberta Transportation will remain and that the maintenance of the day use area will continue to be the responsibility of Alberta Transportation.
7. The County of Lac Ste. Anne, the Municipal District of Sturgeon and the Summer Village of Sandy Beach, request Alberta Recreation and Parks to develop a public overnight campsite at Sandy Lake. The three municipalities have also agreed that a privately owned, public serving campsite, should be developed at Sandy Lake.
8. Overnight campers coming to the area shall be informed by roadway signs that overnight camping is available next to Sandy Lake. Alberta Transportation and Travel Alberta will be contacted regarding the installation of new roadway signs.

D. Recreational and Residential Development Potential Areas

9. Subdivision or development of land for residential or recreational purposes shall be evaluated in accordance with the shoreland development capability shown on Maps 3 to 9.

a) Areas of Highest Development Potential (Map 9)

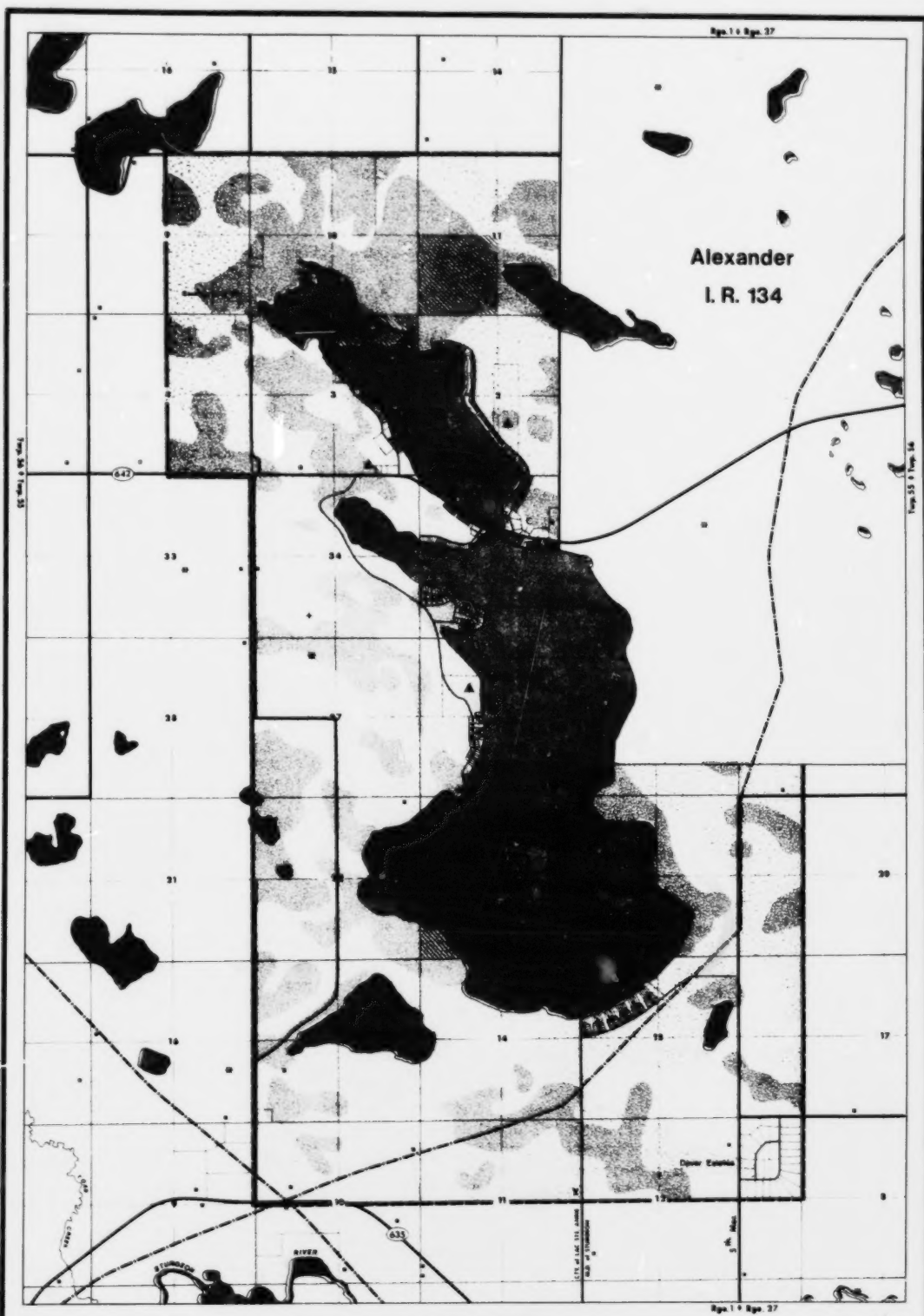
Map 9 combines Maps 3 to 8 by the overlay process.

Subdivision or development proposals shall be encouraged to be located in areas of highest development potential shown on Map 9. These areas have moderate to slight limitations on development and have been identified as the best areas for future land use change. Applications for subdivision or development in these areas are still subject to the normal referral procedures, plans, by-laws and policies of the Municipalities, Regional Planning Commission, and Provincial Government.

b) Areas with Severe Restrictions on Development (Map 9)

Subdivision or development proposals shall not be encouraged in areas with severe restrictions on development shown on Map 9, unless the proposal includes adequate design and technological standards that overcome the severe restrictions identified. Severe restrictions on development shown on Map 9 have been obtained by overlaying Maps 3 to 8. More detail regarding the severe restrictions outlined on Maps 3 to 8, is contained in technical reports and studies. These reports and studies are kept on file at the Regional Planning Commission Office and will also be kept on file at the Municipal Offices. This detailed information is available upon request.

In addition to indicating what measures will be taken to overcome the severe restrictions identified on Maps 3 to 8, subdivision or development proposals will be subject to the normal referral procedures, plans, by-laws and policies of the Municipalities, Regional Planning Commission, and Provincial Government.



SANDY LAKE

- Very severe restrictions on development
- Severe restrictions on development
- Areas of highest development potential

LEGEND

- Commercial
- Pipeline
- Farmstead
- Crown Land
- Institutional
- Gas Well (abandoned)
- (suspended)
- Resource Extraction
- Regulated Area Boundary
- County Boundary
- Secondary Road

c) Areas with Very Severe Restrictions on Development (Map 9)

Subdivision or development proposals shall not be encouraged in areas with very severe restrictions on development. In most instances, very severe restrictions on development cannot be overcome by design or technological innovations.

Very severe restrictions on development shown on Map 9 have been obtained by overlaying Maps 3 to 8. More detail regarding the very severe restrictions outlined on Maps 3 to 8, is contained in technical reports and studies. These reports and studies are kept on file at the Regional Planning Commission Office and will also be kept on file at the Municipal Offices. This detailed information is available upon request.

In addition to indicating what measures will be taken to overcome the very severe restrictions identified on Maps 3 to 8, subdivision or development proposals will be subject to the normal referral procedures, plans, by-laws and policies of the Municipalities, Regional Planning Commission and Provincial Government.

E. Recreational and Residential Development Density

Density of Development on Individual Quarter Sections

10. For individual subdivision or development proposals, the maximum density calculations shall be done on a quarter section basis. If the majority of a given quarter section has a high development potential, the maximum density allowed for residential subdivision or development shall be twenty-four clustered residential lots per quarter section. Individual lot sizes will be determined on a site specific basis consistent with existing municipal plans and land use by-laws. In the Municipal District of Sturgeon, minimum lot size will be one hectare.
11. Subdivision or development proposals for recreational purposes, such as multi-unit holiday trailer parks, shall be controlled so that the environmental impact is equivalent to the impact created by the permanent residential densities mentioned in policy 10 above. As a guideline for assessing future recreational proposals, a 100 unit holiday trailer park will be considered equivalent to a 24 parcel residential subdivision.
12. Quarter section densities higher than the maximum densities described under policies 10 and 11, may be considered if the quarter section is of high development potential and the subdivision or development proposal is approved by the Municipality, Regional Planning Commission and Provincial Government. Approval by the Municipality, Regional Planning Commission and Provincial Government, may include recommendations such as the installation of piped sewer and/or water systems. These higher densities are exceptions to the plan and will be closely scrutinized. If acceptable, the higher density on a given quarter section will be established when the application for subdivision or development is made and will be assessed in accordance with the maximum development density established for the entire planning area (see policy 15 for planning area densities).
13. Quarter section densities lower than the maximum densities described under policies 10 and 11, may be recommended if the quarter section in question has a small area with high development potential, and large areas of severe and very severe development restrictions (see Map 9 for development capability).
14. When a proposed subdivision leaves a portion of a quarter section unsubdivided, the developer must agree, as a condition of subdivision, to have that remainder allocated to a land use classification acceptable to the affected municipality.

F. Recreational and Residential Development Phasing

15. Three hundred and sixty new residential lots (or their equivalent) will be permitted in the area regulated by the Sandy Lake Area Structure Plan. In order to allow for the logical progression and proper timing of subdivision or development, future residential subdivision or development will be phased as follows:
 - a) subdivision or development will be allowed until a maximum of 150 new lots (or their equivalent) for the plan area have been created over and above those existing on the date of adoption of this Area Structure Plan; and,
 - b) one year after 150 new lots (or their equivalent) have been registered, the County of Lac Ste. Anne, the Municipal District of Sturgeon, and the Summer Village of Sandy Beach will jointly assess the development * activity on these lots to determine the impact on the natural and social environment of the lake and its shoreland.

G. Recreational and Residential Development Design

16. Recreational and residential subdivision or development shall be designed in accordance with the development capability shown on Map 9 and described in policy 9.
17. Recreational and residential subdivision or development proposed adjacent to the shoreline of Sandy Lake, will be set back in accordance with the standards recommended by Alberta Environment and agreed to by the Regional Planning Commission and the affected Municipality. In most instances, the minimum setback will be 30 metres (100 feet).
18. Areas with very severe limitations on development, such as sloughs and bogs that may be included in an application for subdivision or development, may be designated environmental reserve at the time of subdivision.
19. All residential subdivisions and recreational developments, or equivalent development such as condominiums, should be designed according to the cluster concept. The cluster concept, focussing development in a smaller area of a larger quarter section, is recommended to maintain natural vegetation cover which controls run-off, provides wildlife habitat, protects the visual quality of the shoreline and backshore, and provides areas for low density use such as hiking, picnicking and general shoreline and backshore access. The cluster concept also reduces servicing costs for utility installation, and municipal servicing such as road maintenance, snowplowing and school busing.

* "development" defined as visual settlement on a given lot, which includes weekend trailers, outdoor privies, tool sheds, seasonal or permanent buildings and structures, or other visual indicators that in the opinion of the Municipality, constitute seasonal or permanent use of the lot.

H. Sewage Disposal and Sanitary Landfill

20. The Provincial Government Authorities will be approached by the three municipalities to licence operators of septic tank pumpout vehicles, in order to maintain closer control over their operation and activities.
21. The Provincial Government Authorities will be approached by the three municipalities to designate an appropriate site for the disposal of septic wastes.
22. Alberta Transportation will be approached by the Summer Village of Sandy Beach to improve the quality of the pumpout tank located at the existing municipal campsite. The wooden cribbing of the tank should be replaced with concrete.
23. The Summer Village of Sandy Beach, the Municipal District of Sturgeon and the County of Lac Ste. Anne shall encourage all lot owners to phase out pit privies and septic field systems that are known to be draining directly into the lake. In these instances, the municipalities are recommending that sealed septic holding tanks be installed when former systems are replaced, and when development is planned for new areas.
24. The Summer Village of Sandy Beach, in conjunction with the County of Lac Ste. Anne, will attempt to locate a new sanitary landfill site and terminate use of the existing site currently located in the lake watershed.

IV. Land Use Classification

The following three land classifications, Agriculture, Recreation/Residential, and Resort, are designed to be used in accordance with Map 10. Shown on Map 10 is the Land Use Allocation of the Sandy Lake Area Structure Plan.

1. AGRICULTURE - A

Purpose:

- to conserve existing productive agricultural areas for future agricultural production;
- to conserve areas of marginal agricultural land with severe and very severe recreational or residential development limitations, for continued minor agricultural pursuits;
- to minimize the effect of natural hazards such as high groundwater, flooding and organic soils on human uses and activities; and
- to conserve areas with high recreational and residential development potential by placing them in a suitable land classification until an application for recreational or residential subdivision or development is submitted, which, if acceptable, will result in an amendment to the classification.

Permitted Uses:

- general extensive agricultural uses involving the production and harvesting of field crops and raising of livestock and other animals;
- agricultural product storage and service facilities which relate to the individual farm unit;
- transportation, communication, public utilities and small scale (40 acres or less) resource extraction activities with subsequent reclamation measures; and,
- miscellaneous uses associated with agriculture.

Discretionary Uses:

In general, intensive agricultural development such as large feed lots or piggeries will not be permitted in the Sandy Lake planning area. However, under special circumstances, the Development Officer may consider such activities as a discretionary use if:

- the proposed intensive agricultural activity can be shown to cause no increase in traffic, odour, noise or pollution which would adversely affect the lake or lakeshore environment or the existing development; and,
- the existing plans, policies and by-laws of the Provincial and Municipal Government authorities are maintained.

Other Provisions:

Subdivision or development of land or creating other intensive residential or recreational developments such as condominiums, trailer parks or golf courses, may be permitted providing these proposals conform to the policies of this plan, as well as the plans, policies and by-laws of the affected Municipality, Regional Planning Commission and the Provincial Government. If new development proposals are acceptable, the existing agricultural classification will be amended to reflect this change in land use. Normal municipal amendment procedures will be followed.

Subdivision or development of land that does not require an amendment to the agriculture classification, will be considered as follows:

- one residential site per quarter section from a 160 acre parcel not previously subdivided; this subdivision should contain only land necessary for a residential site, buildings and shelter belt, and not exceed 3 acres (1.21 hectares); and,
- subdivision of parcels isolated from the main quarter section by natural or man-made features with the remainder of the quarter section considered unsubdivided.

2. RECREATION/RESIDENTIAL - RR

Purpose:

- to identify areas of existing country residential development
- to conform to the adopted Municipal District of Sturgeon No. 90 General Municipal Plan
- to be used as the appropriate classification of land after an amendment to the Agriculture classification has been approved

Permitted Uses:

- public and commercial recreational development including multi-unit holiday trailer parks, campsites, picnic grounds, golf courses and parks, consistent with the policies of this plan
- high density residential development, or its equivalent such as condominiums, up to a maximum of twenty-four parcels per quarter, consistent with the policies of this plan
- other miscellaneous uses associated with recreational or residential development

Other Provisions:

Additional subdivision or development of land for recreational or residential purposes shall not be allowed beyond the density established at the time of re-classification. Small scale subdivisions such as title separations may be permitted.

Any expansion, extension, or redevelopment of existing use or uses or any development of new uses other than those defined at the date of adoption of the Sandy Lake Area Structure Plan, which require construction of roads, buildings or improvements, removal of vegetation, or disturbance of soil shall require a development permit.

Any changes to existing uses requiring a development permit will be assessed as to their general suitability to the proposed location with approval requiring evidence that the construction and operation of the proposed development will not contribute to a reduction of the environmental quality of the lake and shoreland.

All proposed development or redevelopment in areas designated Recreation/Residential, must conform to the lake and land use policies of the Sandy Lake Area Structure Plan.

3. RESORT - R

Purpose:

- to identify areas of existing recreation resort development
- to identify areas of existing public-serving commercial recreational development
- to place these areas in a land use class which recognizes the existing land use
- to be used as the appropriate classification of land after an amendment to the Agriculture classification has been approved

Permitted Uses:

- resort development and associated uses
- public and commercial recreational development including parks, picnic grounds, and campsites
- commercial facilities which serve the general public
- development of a residential site in conjunction with the operation of the commercial facility
- assembly halls and churches

Other Provisions:

Subdivision of land, or its equivalent such as condominiums, creating multi-parcel areas, will not be permitted within the Resort District. Small scale subdivisions such as title separations may be permitted.

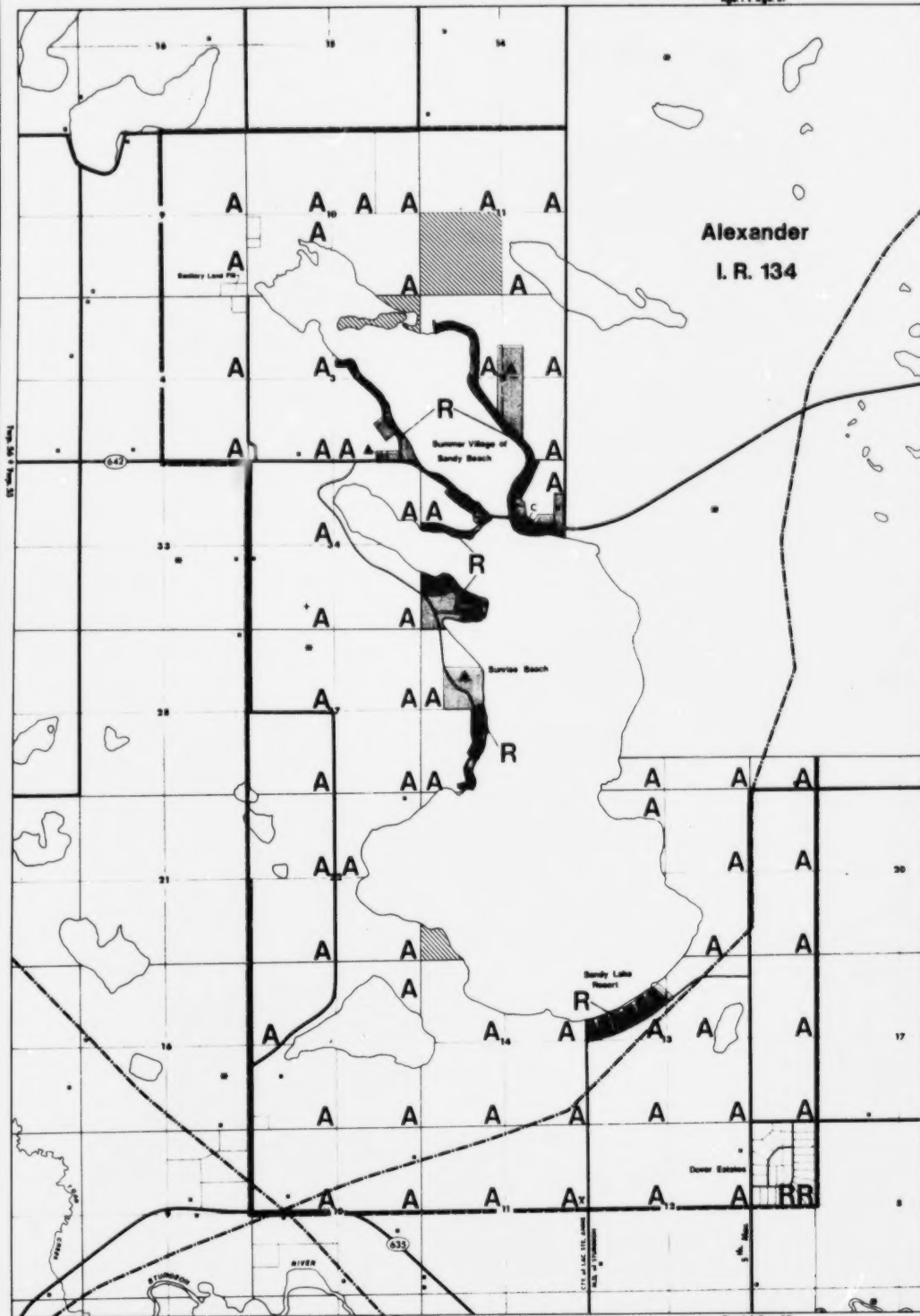
Any expansion, extension, or redevelopment of existing use or uses or any development of new uses other than those defined at the date of adoption of the Sandy Lake Area Structure Plan, which require construction of roads, buildings or improvements, removal of vegetation, or disturbance of soil shall require a development permit.

Any changes to existing uses requiring a development permit will be assessed as to their general suitability to the proposed location with approval requiring evidence that the construction and operation of the proposed development will not contribute to a reduction of the environmental quality of the lake and shoreland.

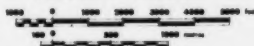
All proposed development or redevelopment in areas designated Resort must conform to the lake and land use policies of the Sandy Lake Area Structure Plan.

V. Land Use Allocation

The land use allocations of the Sandy Lake Area Structure Plan are shown on Map 10.



SANDY LAKE



LEGEND

A Agriculture
RR Recreation / Residential
R Resort

Commercial.....C
 Pipeline.....
 Farmstead.....
 Crown Land.....
 Institutional.....
 Gas Well (abandoned).....
 Gas Well (suspended).....
 Resource Extraction.....
 Regulated Area Boundary.....
 County Boundary.....
 Secondary Road.....(635)

VI. Implementation and Administration

A. Authority of the Plan

1. Pursuant to the provisions of the Planning Act, 1977, this Plan shall be adopted by the concerned municipalities, as the Sandy Lake Area Structure Plan, and shall be forwarded to the Alberta Planning Board for review and verification.
2. Subdivision, development and redevelopment of lands within the planning area by the concerned municipalities and general public shall be in accordance with the provisions of this Plan.
3. Councils shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and redevelopment of Crown lands, and in the formulation of Provincial and Federal policies and programs, and in the issuance of any permits within the planning area.

B. Land Use By-laws

1. No provisions of this Plan shall be deemed to require that Councils of the Municipalities immediately place all lands in their designated uses to allow immediate development.
2. Three hundred and sixty new residential lots (or their equivalent) will be permitted in the area regulated by the Sandy Lake Area Structure Plan. In order to allow for the logical progression and proper timing of subdivision or development, future residential subdivision or development will be phased as follows:
 - a) subdivision or development will be allowed until a maximum of 150 new lots (or their equivalent) for the plan area, have been created over and above those existing on the date of adoption of this Area Structure Plan; and,
 - b) one year after 150 new lots (or their equivalent) have been registered, the County of Lac Ste. Anne, the Municipal District of Sturgeon and the Summer Village of Sandy Beach will jointly assess the development * activity on these lots to determine the impact on the natural and social environment of the lake and its shoreland.
3. Subject to the discretion of the council, development officer and development appeal board, the continuation, minor extension, or minor enlargement of existing uses which do not conform with the provisions of this Plan, or the recognizing of such existing uses in the land use by-laws, may be permitted. In making these discretionary decisions, council shall ensure that such existing uses have no adverse effects on the present and future use of the surrounding area, or on the implementation of the Plan.

* "development" defined as visual settlement on a given lot, which includes weekend trailers, outdoor privies, tool sheds, seasonal or permanent buildings and structures, or other visual indicators that in the opinion of the Municipality, constitute seasonal or permanent use of the lot.

C. Regulated Lake Shoreland Development Operation Regulations

1. The municipalities shall request Alberta Environment to repeal the Regulated Lake Shoreland Development Operation Regulations of the Land Surface Conservation and Reclamation Act, as soon as Alberta Environment is satisfied that effective land use controls are in effect and operating in the planning area.

D. Relationship to Other Statutory Plans

1. This Plan does not supersede, repeal, replace, relegate, or otherwise diminish any other regional plan or statutory plans in effect in the planning area. No development or redevelopment shall be approved unless it is in conformity with this Plan and any other applicable provisions of any regional plan or other statutory plans in effect in the planning area.

E. Plan Review and Amendments

1. Councils may amend this plan to incorporate new goals, lake and land use policies, and land classifications and allocations. Specific amendments to the land classifications shall be undertaken in accordance with the lake and land use policies. Broader amendments to the Plan shall be undertaken in accordance with the guidelines as set out by the Alberta Planning Board for the preparation of lake management plans. Councils shall review and where necessary, amend the Plan at least once every three years.
2. Councils shall refer any proposed amendments to the concerned provincial agencies, including the Alberta Planning Board, Edmonton Regional Planning Commission and Alberta Environment for review and comments, and shall consider such comments prior to the adoption of any amendments.
3. A council shall consult with the other municipalities within the planning area, when adopting an amendment which affects only part of the planning area.
4. Amendments shall be adopted as amendments to the Sandy Lake Area Structure Plan pursuant to the Planning Act, 1977.

Acknowledgements

The Sandy Lake Area Structure Plan has been prepared by the Lake Management Plans staff of the Edmonton Regional Planning Commission for the County of Lac Ste. Anne, the Municipal District of Sturgeon and the Summer Village of Sandy Beach. This plan has been prepared to fulfill the requirements that were established by the Provincial Government at the time of lake regulation. The efforts of those who contributed to the preparation, production and review of this plan are hereby acknowledged.

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(*) denotes former staff members

Contributing Provincial Government Departments:

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- Alberta Environment
- Alberta Municipal Affairs
- Alberta Recreation and Parks
- Alberta Transportation

